



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO THE PROPERTY OWNERS WITHIN 300 FEET OF A PROJECT

WEDNESDAY, APRIL 27, 2016, 9:00 A.M.* (SEE NOTE BELOW)
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF VANGUARD PLANNING, LLC, APPLICANT FOR KENNETH OLSEN, 329 E. CANON PERDIDO STREET, APN: 029-301-048, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2015-00483)

The 2,468 square-foot site is currently developed with a 683 square foot one-story single family dwelling and an “as-built” shed. The proposed project involves demolition of the existing development on site, construction of a new three-story 1,418 square foot single-family residence with a 161 square foot cellar, a new 668 square foot garage, a new roof deck with exterior stairway, a new balcony, new walls, stairs and associated grading. The proposed total of 2,086 square feet is 95% of the maximum guideline floor to lot area ratio (FAR). The proposal will address violations outlined in a Zoning Information Report (ZIR2015-00023) and an Enforcement Case (ENF2015-00115).

The discretionary applications required for this project are:

1. Front Setback Modification to allow a new garage to encroach into the required 20 foot front setback for parking that backs out onto the street and to allow the dwelling and steps to encroach into the required 15-foot front setback for three-story buildings (SBMC § 28.21.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow the new garage, exterior stairway, roof deck and dwelling to be located in the required 10-foot interior setback to the east (SBMC § 28.21.060 & SBMC §28.92.110); and
3. Interior Setback Modification. to allow the new dwelling, balcony and steps to be located in the required 10-foot interior setback to the west (SBMC §28.21.060 and SBMC § 28.92.110); and
4. Rear Setback Modification to allow the new exterior stairway to be located in the required six-foot rear setback for the ground floor and to allow the new exterior stairway, roof deck and dwelling in the required 10-foot rear setback for the second and third story portions (SBMC §28.21.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 & 15305 (New Construction and Minor Alterations in Land Use Limitations).

You are invited to attend this hearing and address your verbal comments to the Staff Hearing Officer. Written comments are also welcome up to the time of the hearing, and should be addressed to the Staff Hearing Officer Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or via email to SHOSecretary@SantaBarbaraCA.gov. This is the only notification you will receive for this development application. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Jo Anne La Conte at (805) 564-5470, extension 3320, or by email at JLaconte@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates.

If you, as an aggrieved party or applicant, disagree with the decision of the Staff Hearing Officer regarding the outcome of this application, you may appeal the decision to the Planning Commission. The appeal, accompanied by the appropriate filing fee per application, must be filed at the Planning & Zoning Counter within ten calendar days of the Staff Hearing Officer’s decision. If the Planning Commission’s decision is appealed, and if the City Council approves the project, then it is appealable to the California Coastal Commission under California Public Resources Code §30603(a) and SBMC §28.44.200.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Staff Hearing Officer at or prior to the public hearing.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 3308, or by email at SHOSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

* **NOTE:** On Thursday, April 21, 2016, an Agenda with all items to be heard on Wednesday, April 27, 2016, will be available at 630 Garden Street and online at www.SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested parties plan to arrive at 9:00 a.m. Continuances will not be granted unless there are exceptional circumstances.

* Meetings can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.